

Executive Summary

Purpose and Intent

The city of Duvall adopted its first Growth Management Act Comprehensive Plan in April of 1994. At that time there were 3,200 people living in Duvall, with Old Town not only the heart, but also the commercial core, of the city. In the ten years that followed, Duvall's population grew to about 5,500 and Duvall's commercial center expanded south to Big Rock Road on Main Street. Old Town remains the heart of the city, but in 2004 shares commercial opportunities with the entire Downtown area. In 2002, the City began preparing for an update of the Comprehensive Plan. That preparation included a city-wide visioning process that resulted in the City-Wide Visioning Plan, approved by the City Council in March 2003. That plan was followed by the development of a Duvall Downtown Sub-Area Plan, approved by the City Council in February of 2004. The City-Wide Visioning and Downtown Sub-Area Plans provide the framework for this 2004 Comprehensive Plan update. In 2006, a Comprehensive Plan amendment amended the Land Use Map, population projections, and various elements.

In 2008 the city made significant updates to the Parks and Recreation Element, reflecting the adoption of the Park, Trail, and Open Space Plan. Also amended were the Capital Facilities Element, Land Use Map, and other elements affected by the changes to the Parks and Recreation Element.

The Comprehensive Plan is a long-term plan that guides the community's development and quality of life. The Plan provides predictability for future development, preservation of existing uses and features, integrates specialized plans for land use, housing, and transportation, and provides a broad perspective for a twenty-year period that anticipates future needs for population and employment growth.

Our Vision for Duvall in 2022

Duvall is a charming small town with a diverse, attractive, and engaging Old Town/Downtown that is walkable, commerce-oriented and economically thriving. Duvall is a place where trails, sidewalks, and streets enable families to explore parks and neighborhoods on foot or by bike. Art, culture, and our heritage are valued in our town and we respect and preserve the natural environment. Small businesses and the entrepreneurial spirit are encouraged – as a result, innovative local businesses offer services and products to Duvall residents. Duvall is a unique place where people walk, shop, eat, conduct business, raise families, and enjoy arts and music, all while enjoying the beautiful Snoqualmie Valley.

Comprehensive Plan Elements

The Duvall Comprehensive Plan includes an Introduction, and the Land Use, Housing, Parks and Recreation, Economic Development, Transportation, Utilities, Capital Facilities, and Essential Public Facilities elements. Following is a brief description of each element.

Land Use

The Land Use Element sets out the city's Urban Growth Area, or growth boundary. Duvall's Urban Growth Area, or UGA, has not changed from the 1994 Comprehensive Plan. The Land Use element still sets the eastern portion of the UGA, east of Batten Road, aside for future development, designating it as "Urban Growth Area Reserve" and allocating no population targets to the area.

The Land Use Element sets out the city's population projections for 2022. The city's 2004 Residential Capacity Analysis, a study that looked at available land in the city and designated UGA, projects Duvall's population at 10,268 in 2022. The city's 2006 Comprehensive Plan amendments updated the population projection to ~12,200. A 2008 review of the Transportation Element entailed a GIS-based parcel-by-parcel Residential and Employment Capacity Analysis Report (see Appendix B for full results of this report). This study found a projected 2022 population of 11,990, slightly lower than the projection in the

2006 Comprehensive Plan. The Land Use Element allows for various levels of density in Duvall and provides policies that allow for residential developments on the upper floors of all commercial and industrial buildings, regardless of the zone.

The Land Use Element includes the Future Land Use Map, the map that guides all future development in Duvall. The Future Land Use Map sets out the designations approved in the Downtown Sub-Area Plan, implements the land use designations discussed in the City-Wide Visioning Plan, and increases the lowest residential density from 3 units per acre to 4 units per acre. A very important part of Duvall's small town and economic identity is the Old Town area. The Land Use Element defines the Old Town area and establishes the importance of maintaining the feel of Old Town as the city continues to grow. The Land Use Element also recognizes the potential for economic development in the southern portion of the city along Main Street and east onto 143rd and 145th Streets and Big Rock Road. Commercial, industrial, and mixed-use development in these areas is essential to Duvall's financial success.

Duvall is located in the rural Snoqualmie Valley along the Snoqualmie River. The Land Use Element describes and sets out environmental policy that will protect the Snoqualmie River, Coe-Clemons, Cherry, and Thayer creeks, wetlands, and other critical areas that make Duvall a cherished community.

Housing Element

The purpose of the Housing Element is to establish the goals and policies that will accommodate the 11,990 people anticipated to live in Duvall in 2022, while continuing to provide a supply of housing for a variety of income levels. One of the primary goals of the Housing Element is to provide opportunities for affordable housing. The Housing Element projects a need for a substantial increase in the number of multi-family units in the next 20 years and also includes policies to preserve existing residential neighborhoods. The Housing Element is an integral part of the overall Comprehensive Plan, with land use projections establishing housing needs. The Housing Element provides for housing to be located throughout the city in residential and mixed-use neighborhoods and on upper stories of buildings in all zones.

Parks and Recreation Element

The Parks and Recreation Element provides an inventory of the existing public park and recreational facilities in Duvall and sets out future needs for park and recreation facilities. The Element was updated in 2008, based in large part on the Park, Trail and Open Space Plan (PTOS Plan). The planning process for the PTOS Plan included a series of public meetings and a citywide survey on parks and recreation needs in Duvall. The Element includes a Capital Improvement Plan setting out park and recreation facility priorities and how to pay for those facilities over the next 20 years. The Parks and Recreation Element sets out goals and policies to help the city meet a level of service (LOS standard) for various park types, including neighborhood parks, community parks, trails, and open space. The Parks and Recreation Element also provides for the maintenance and enhancement of existing parks, trails, and open space in Duvall.

Economic Development Element

The Economic Development Element is based in large part on the City-Wide Visioning and Downtown Plans. The Economic Development Element includes a summary of Duvall's economy, a discussion of the strengths and weaknesses of the Duvall economy, and policies and programs that set out opportunities to foster economic growth and address future needs. The Economic Development Strategic Action Plan, which was adopted in December 2005, supplements, and in some cases replaces, previous economic analyses that were done as part of the City-Wide Visioning and Downtown Plans. Much of the Action Plan has been incorporated into the Comprehensive Plan element.

Transportation Element

The Transportation Element highlights the need for Main Street, also designated SR-203, to be a true "main street" through Duvall. Setting out the future vision for Main Street is a primary goal of the Transportation Element. The City's goal is for Main Street to be developed to 44 feet wide with two lanes and on-street parallel parking for the entire length of the city. Pedestrian amenities such as bulb outs, crosswalks, and street furniture are also called out for along the Main Street corridor.

The Transportation Element forecasts the future transportation needs of the city and sets out the arterial street system necessary to meet the traffic demand for the next 6 years. The Element also sets out pedestrian and bicycle routes. An integral part of the Element is the 6-year capital improvement plan (CIP). The CIP sets out major construction projects and funding sources anticipated over the next 6 years and supports the city's transportation impact fees. In an effort to reduce single vehicle trips, the Transportation Element provides opportunities for transit and demand management strategies to be put into place.

Utilities Element

The Utilities Element provides an inventory of existing facilities of private utilities including telephone, gas, electricity, cable, garbage and recycling, and, to the extent possible, cell facilities. The Utilities Element includes an analysis of capacity and the potential impacts of expected growth in the city and the UGA.

Capital Facilities Element

The Capital Facilities Element contains an inventory of facilities and infrastructure owned by the City and establishes and documents a plan for the City to provide the facilities and infrastructure needed to serve its residents in the future. The Capital Facilities Element includes water, sewer and stormwater management systems; community facilities such as City Hall, the police station, the library building, the Duvall Community Center and the Dougherty Farmstead; public works facilities such as the sewer treatment plant, permit office, public works yard, roads, parking areas and city parks. In addition to city-owned facilities, the element includes the capital facilities plan for the Riverview School District. The Capital Facilities Element forecasts future needs for facilities based on land use and population projections and determines how needed facilities will be financed.

The Capital Facilities Element adopts by reference the utility plans prepared for the water, sewer and stormwater systems. Key components of each plan and the capital improvement plans from each of the separate utility plans are integrated into the Capital Facilities Element.

Essential Public Facilities Element

The Essential Public Facilities Element contains a discussion of, and criteria for, siting essential public facilities. Essential public facilities can be government owned and operated facilities or privately owned facilities that are regulated by public entities. RCW 36.70A.200 states that essential public facilities are "those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020". This definition is not considered all-inclusive, but provides examples of facilities that are difficult to site.

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